

**County of San Diego TIF Program  
FALLBROOK FEE SCHEDULE**

LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
<b>AGRICULTURE (OPEN SPACE)</b>	\$880 / acre	\$894 / acre	\$1,774 / acre
<b>AIRPORT</b>			
Commercial	\$30,801 / ksf	\$31,282 / ksf	\$62,083 / ksf
General Aviation	\$2,640 / acre	\$2,681 / acre	\$5,321 / acre
Heliports	\$44,002 / acre	\$44,688 / acre	\$88,690 / acre
<b>AUTOMOBILE</b>			
Car Wash			
Automatic	\$269,400 / acre	\$273,600 / acre	\$543,000 / acre
Self-serve	\$44,900 / wash stall	\$45,600 / wash stall	\$90,500 / wash stall
Gasoline			
with/Food Mart	\$51,725 / fueling space	\$52,531 / fueling space	\$104,256 / fueling space
with/Food Mart & Car Wash	\$50,108 / fueling space	\$50,890 / fueling space	\$100,998 / fueling space
Older Service Station Design	\$48,492 / fueling space	\$49,248 / fueling space	\$97,740 / fueling space
Sales (Dealer & Repair)	\$16,164 / ksf	\$16,416 / ksf	\$32,580 / ksf
Auto Repair Center	\$6,466 / ksf	\$6,566 / ksf	\$13,032 / ksf
Auto Parts Sales	\$19,397 / ksf	\$19,699 / ksf	\$39,096 / ksf
Quick Lube	\$12,931 /	\$13,133 /	\$26,064 /
Tire Store	\$8,082 / ksf	\$8,208 / ksf	\$16,290 / ksf
<b>CEMETERY</b>	\$2,245 / acre	\$2,280 / acre	\$4,525 / acre
<b>CHURCH (OR SYNAGOGUE)</b>	\$3,596 / ksf	\$3,653 / ksf	\$7,249 / ksf
<b>COMMERCIAL/RETAIL</b>			
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)	\$15,715 / ksf	\$15,960 / ksf	\$31,675 / ksf
Regional Shopping Center (40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores)	\$19,981 / ksf	\$20,292 / ksf	\$40,273 / ksf
Community Shopping Center (15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)	\$28,018 / ksf	\$28,454 / ksf	\$56,472 / ksf
Neighborhood Shopping Center  (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)	\$42,026 / ksf	\$42,682 / ksf	\$84,708 / ksf
Commercial Shops			
Specialty Retail/Strip Commercial	\$15,266 / ksf	\$15,504 / ksf	\$30,770 / ksf
Electronics Superstore	\$19,083 / ksf	\$19,380 / ksf	\$38,463 / ksf
Factory Outlet	\$15,266 / ksf	\$15,504 / ksf	\$30,770 / ksf
Supermarket	\$57,248 / ksf	\$58,140 / ksf	\$115,388 / ksf
Drugstore	\$34,349 / ksf	\$34,884 / ksf	\$69,233 / ksf

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LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
Convenience Market (15-16 hours)	\$190,825 / ksf	\$193,800 / ksf	\$384,625 / ksf
Convenience Market (24 hours)	\$267,155 / ksf	\$271,320 / ksf	\$538,475 / ksf
Convenience Market (w/gasoline pumps)	\$324,403 / ksf	\$329,460 / ksf	\$653,863 / ksf
Discount Club	\$22,899 / ksf	\$23,256 / ksf	\$46,155 / ksf
Discount Store	\$22,899 / ksf	\$23,256 / ksf	\$46,155 / ksf
Furniture store	\$2,290 / ksf	\$2,326 / ksf	\$4,616 / ksf
Lumber Store	\$11,450 / ksf	\$11,628 / ksf	\$23,078 / ksf
Home Improvement Superstore	\$15,266 / ksf	\$15,504 / ksf	\$30,770 / ksf
Hardware/Paint Store	\$22,899 / ksf	\$23,256 / ksf	\$46,155 / ksf
Garden Nursery	\$15,266 / ksf	\$15,504 / ksf	\$30,770 / ksf
Mixed Use: Commercial (w/supermarket)	\$41,982 / ksf	\$42,636 / ksf	\$84,618 / ksf
Mixed Use: Commercial/Residential	\$1,908 / unit	\$1,938 / unit	\$3,846 / unit
<b>EDUCATION</b>			
University (4 years)	\$1,078 / student	\$1,094 / student	\$2,172 / student
Junior College (2 years)	\$534 / student	\$543 / student	\$1,077 / student
High School	\$548 / student	\$556 / student	\$1,104 / student
Middle/Junior High	\$552 / student	\$561 / student	\$1,113 / student
Elementary	\$647 / student	\$657 / student	\$1,303 / student
Day Care	\$1,931 / child	\$1,961 / child	\$3,892 / child
<b>FINANCIAL</b>			
Bank (Walk-In only)	\$51,860 / ksf	\$52,668 / ksf	\$104,528 / ksf
with Drive-Through	\$69,146 / ksf	\$70,224 / ksf	\$139,370 / ksf
Drive-Through only	\$86,433 / lane	\$87,780 / lane	\$174,213 / lane
Drive-Through only (one-way)	\$43,216 / lane	\$43,890 / lane	\$87,106 / lane
Savings & Loan	\$20,744 / ksf	\$21,067 / ksf	\$41,811 / ksf
Drive-Through only	\$86,433 / lane	\$87,780 / lane	\$174,213 / lane
Drive-Through only (one-way)	\$43,216 / lane	\$43,890 / lane	\$87,106 / lane
<b>HOSPITAL</b>			
General	\$8,800 / bed	\$8,938 / bed	\$17,738 / bed
Convalescent/Nursing	\$1,320 / bed	\$1,341 / bed	\$2,661 / bed
<b>INDUSTRIAL</b>			
Industrial/Business Park (commercial included)	\$5,747 / ksf	\$5,837 / ksf	\$11,584 / ksf
Industrial Park (no commercial)	\$3,520 / ksf	\$3,575 / ksf	\$7,095 / ksf
Industrial Plant (multiple shifts)	\$4,355 / ksf	\$4,423 / ksf	\$8,779 / ksf
Manufacturing/Assembly	\$1,742 / ksf	\$1,769 / ksf	\$3,511 / ksf
Warehousing	\$2,178 / ksf	\$2,212 / ksf	\$4,389 / ksf
Storage	\$871 / ksf	\$885 / ksf	\$1,756 / ksf
Science Research & Development	\$3,484 / ksf	\$3,539 / ksf	\$7,023 / ksf
Landfill & Recycling Center	\$2,613 / acre	\$2,654 / acre	\$5,267 / acre
<b>LIBRARY</b>			
	\$19,756 / ksf	\$20,064 / ksf	\$39,820 / ksf
<b>LODGING</b>			

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LAND USE CATEGORY	APPLICABLE FEE		
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Hotel (w/convention facilities/restaurant)	\$4,310 / room	\$4,378 / room	\$8,688 / room
Motel	\$3,879 / room	\$3,940 / room	\$7,819 / room
Resort Hotel	\$3,448 / room	\$3,502 / room	\$6,950 / room
Business Hotel	\$3,017 / room	\$3,064 / room	\$6,082 / room
<b>MILITARY</b>	\$1,100 / person	\$1,117 / person	\$2,217 / person
<b>OFFICE</b>			
Standard Commercial Office (less than 100,000 sq. ft.)	\$8,621 / ksf	\$8,755 / ksf	\$17,376 / ksf
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	\$7,404 / ksf	\$7,519 / ksf	\$14,923 / ksf
Office Park (400,000+ sq. ft.)	\$5,226 / ksf	\$5,308 / ksf	\$10,534 / ksf
Single Tenant Office	\$6,097 / ksf	\$6,192 / ksf	\$12,290 / ksf
Corporate Headquarters	\$3,049 / ksf	\$3,096 / ksf	\$6,145 / ksf
Government (Civic Center)	\$11,315 / ksf	\$11,491 / ksf	\$22,806 / ksf
Post Office			
Central/Walk-In Only	\$33,944 / ksf	\$34,474 / ksf	\$68,418 / ksf
Community (not including mail drop lane)	\$75,432 / ksf	\$76,608 / ksf	\$152,040 / ksf
Community (w/mail drop lane)	\$113,148 / ksf	\$114,912 / ksf	\$228,060 / ksf
Mail Drop Lane only	\$565,740 / lane	\$574,560 / lane	\$1,140,300 / lane
Mail Drop Lane only (one-way)	\$282,870 / lane	\$287,280 / lane	\$570,150 / lane
Department of Motor Vehicles	\$67,889 / ksf	\$68,947 / ksf	\$136,836 / ksf
Medical-Dental	\$20,205 / ksf	\$20,520 / ksf	\$40,725 / ksf
<b>PARKS</b>			
City (developed w/meeting rooms and sports facilities)	\$21,103 / acre	\$21,432 / acre	\$42,535 / acre
Regional (developed)	\$8,441 / acre	\$8,573 / acre	\$17,014 / acre
Neighborhood/County (undeveloped)	\$2,110 / acre	\$2,143 / acre	\$4,254 / acre
State (average 1000 acres)	\$422 / acre	\$429 / acre	\$851 / acre
Amusement (Theme)	\$33,765 / acre	\$34,291 / acre	\$68,056 / acre
San Diego Zoo	\$48,537 / acre	\$49,294 / acre	\$97,831 / acre
Sea World	\$33,765 / acre	\$34,291 / acre	\$68,056 / acre
<b>RECREATION</b>			
Beach, Ocean or Bay	\$245,154 / klf shore	\$248,976 / klf shore	\$494,130 / klf shore
Beach, Lake (fresh water)	\$20,430 / klf shore	\$20,748 / klf shore	\$41,178 / klf shore
Bowling Center	\$12,258 / ksf	\$12,449 / ksf	\$24,707 / ksf
Campground	\$1,634 / campsite	\$1,660 / campsite	\$3,294 / campsite
Golf Course	\$2,860 / acre	\$2,905 / acre	\$5,765 / acre
Driving Range only	\$28,601 / acre	\$29,047 / acre	\$57,649 / acre
Marinas	\$1,634 / berth	\$1,660 / berth	\$3,294 / berth
Multi-purpose (miniature golf, video arcade, batting cage, etc.)	\$36,773 / acre	\$37,346 / acre	\$74,120 / acre
Racquetball/Health Club	\$12,258 / ksf	\$12,449 / ksf	\$24,707 / ksf

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LAND USE CATEGORY	APPLICABLE FEE		
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Tennis Courts	\$6,537 / acre	\$6,639 / acre	\$13,177 / acre
Sports Facilities			
Outdoor Stadium	\$20,430 / acre	\$20,748 / acre	\$41,178 / acre
Indoor Arena	\$12,258 / acre	\$12,449 / acre	\$24,707 / acre
Racetrack	\$16,344 / acre	\$16,598 / acre	\$32,942 / acre
Theaters (multiplex w/matinee)	\$29,814 / ksf	\$30,278 / ksf	\$60,092 / ksf
<b>RESIDENTIAL</b>			
Estate, Urban or Rural (average 1-2 DU/acre)	\$5,226 / unit	\$5,308 / unit	\$10,534 / unit
Single Family Detached (average 3-6 DU/acre)	\$4,355 / unit	\$4,423 / unit	\$8,779 / unit
Condominium (or any multi-family 6-20 DU/acre)	\$3,484 / unit	\$3,539 / unit	\$7,023 / unit
Apartment (or any multi-family units more than 20 DU/acre)	\$2,613 / unit	\$2,654 / unit	\$5,267 / unit
Military Housing (off-base, multifamily)			
(less than 6 DU/acre)	\$3,484 / unit	\$3,539 / unit	\$7,023 / unit
(6-20 DU/acre)	\$2,613 / unit	\$2,654 / unit	\$5,267 / unit
Mobile Home			
Family	\$2,178 / unit	\$2,212 / unit	\$4,389 / unit
Adults Only	\$1,307 / unit	\$1,327 / unit	\$2,634 / unit
Retirement Community	\$1,742 / unit	\$1,769 / unit	\$3,511 / unit
Congregate Care Facility	\$1,091 / unit	\$1,108 / unit	\$2,199 / unit
<b>RESTAURANT</b>			
Quality	\$39,512 / ksf	\$40,128 / ksf	\$79,640 / ksf
Sit-down, high turnover	\$63,219 / ksf	\$64,205 / ksf	\$127,424 / ksf
Fast Food (w/drive-through)	\$256,828 / ksf	\$260,832 / ksf	\$517,660 / ksf
Fast Food (without drive-through)	\$276,584 / ksf	\$280,896 / ksf	\$557,480 / ksf
Delicatessen (7am-4pm)	\$59,268 / ksf	\$60,192 / ksf	\$119,460 / ksf
<b>TRANSPORTATION</b>			
Bus Depot	\$11,225 / ksf	\$11,400 / ksf	\$22,625 / ksf
Truck Terminal	\$4,490 / ksf	\$4,560 / ksf	\$9,050 / ksf
Waterport/Marine Terminal	\$76,330 / berth	\$77,520 / berth	\$153,850 / berth
Transit Station (Light Rail w/parking)	\$134,700 / acre	\$136,800 / acre	\$271,500 / acre
Park & Ride Lots	\$179,600 / acre	\$182,400 / acre	\$362,000 / acre
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